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DEPT. PLANNING & ZONING
21 MAR - 3 AM 8:47

Middletown Water & Sewer Department

Memo to: Joseph Samolis, Director of Planning, Conservation & Development

Date: March 2, 2021

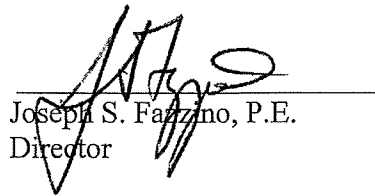
Re: SPR 2021-23
Rino Mozzicato
796 Saybrook Road
Proposed Medical Facility
Site Plan Dated: 02/23/2021

- ☐ A. Water and Sewer Department recommends the approval of this proposal provided the developer agrees to the following.
- ☒ B. Water and Sewer Department does not recommend approval of this proposal as submitted.
- All connection fees for water and sewer shall be paid prior to the start of the specific utility being installed.
 - Show the slope and pipe material of all the sewer pipe proposed on the site plan.
 - Maintain 5 feet minimum separation between water service and gas pipes.
 - Provide the proper vertical distance (18 inches minimum) between water service pipe and sewer lateral. The water service shall be above the sewer lateral.
 - Provide the inverts and top of frame for manhole #56 and invert at proposed building.
 - Provide with proposed water service pipe size and anticipated flow rate.
 - Connect sanitary sewer lateral to sewer main not the manhole.
 - Fire Service and proposed domestic water service shall be separate services.
 - The Existing water service shall be abandoned at the main if it is not used to serve the new building.
 - The Low Pressure Sewer System specifications shall be followed for any grinder pump application.

- Re-label existing manhole "MH (19) 123."
- Re-label proposed manholes in City R.O.W "MH (19) 131" and "MH (19) 132."
- Label private manhole/cleanout "P-1"
- Proposed tree should be located away from sanitary lateral and manhole.



Brian P. Robillard, P.E.
Chief Engineer

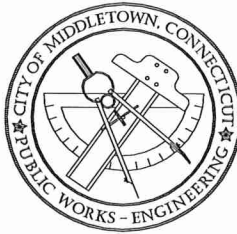


Joseph S. Fazzino, P.E.
Director

**SITE PLAN REVIEW
PUBLIC WORKS DEPARTMENT**

Engineering Division

March 1, 2021



Revised

As per request from the Planning, Conservation & Development Department, the following are comments and concerns that our department has in reference to the following application

SPR 2021 -23 Saybrook Road

These comments refer to the drawing dated 2-23-21.

Any work within the City R.O.W. shall meet Public Works Standards, (See attached pavement repair detail).

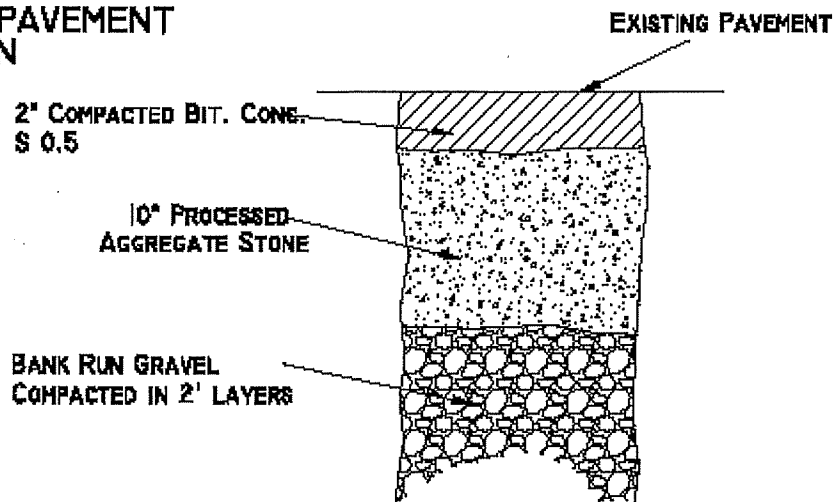
Handicap ramp access to the sidewalk area should be shown. If sidewalk is at the same grade as the pavement, then there should be some something to prevent vehicles from entering the sidewalk area.

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21 MAR -2 AM 10:35

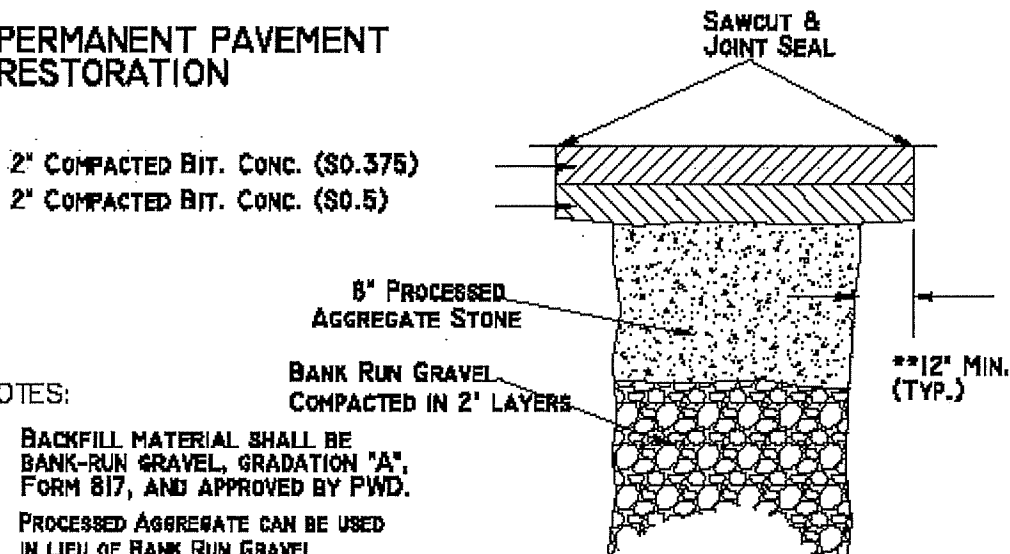
Thomas Nigosanti

Thomas Nigosanti, City Engineer

TEMPORARY PAVEMENT RESTORATION



PERMANENT PAVEMENT RESTORATION



NOTES:

BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL, GRADATION "A", FORM 817, AND APPROVED BY PWD.

PROCESSED AGGREGATE CAN BE USED IN LIEU OF BANK RUN GRAVEL

PROCESSED AGGREGATE MATERIAL SHALL CONFORM TO SECTION M.05.01 "PROCESSED AGGREGATE BASE AND PAVEMENT", FORM 817.

MATERIAL SHALL BE COARSE AGGREGATE, FINISHED ON TOP WITH FINE AGGREGATE.

PAVEMENT THICKNESS MUST MATCH EXISTING PAVEMENT OR AS SHOWN, WHICHEVER IS GREATER.

** LIMIT OF SAW CUT TO BE DETERMINED IN THE FIELD BY THE PUBLIC WORKS DEPARTMENT

City of Middletown, CT.
Public Works Engineering Division
SHOWING

Pavement Restoration

DATE: May 2020

SCALE: NTS

From: Department of Planning, Conservation and Development

Date: 2/24/21

File Identification #: SPR 2021-23

Phone/Fax #: 860-796-1403 Applicant Name: RINO MOZZICATO

The attached application and site plan has been received for which your comments are requested by 3 3, 21.

SUBJECT: SUBDIVISION _____
SPECIAL EXCEPTION _____
ZONING _____
SITE PLAN REVIEW X _____
IWWA _____
OTHER _____

LOT / STREET #: 1 796

LOCATION: SAYBROOK RD

REASON: MEDICAL OFFICES

DRAWING DATE: 2/21/21

REVISION DATE: _____

1. FIRE (City, South, Westfield)
Safety - Fire control access
Fire Alarm boxes

4. POLICE
Traffic control signs
Traffic safety

2. PUBLIC WORKS
Street construction and layout
Sight distances
Drainage
Surface
Pipe sizes
Easements
Location
Sidewalks
Soil & Erosion controls
Parking lot construction

5. WATER SEWER
Water pipe
Sizes
Location
Pressure

Sanitary Sewer
Location
Location

DEPT. PLANNING & ZONING
21 FEB 26 PM 1:00

3. HEALTH DEPARTMENT
Septic System approved
Perc tests
Engineered system required
Well approval
Dumpsters

*This is a PrZ agenda
item.*

COMMENTS Please see attached.



Kevin A. Elak
Acting Director of Health

City of Middletown

Department of Health
245 deKoven Drive
Middletown, CT 06457
TEL: (860) 638-4960 FAX: (860) 638-1960
TDDL: (860) 344-3521

To: Department of Planning, Conservation and Development
From: Michelle Hansen, Public Health Sanitarian Enforcement Officer
Date: February 25, 2021
Re: 796 Saybrook Rd., Middletown, CT, 06457
File No: Spr 2021-23

The proposed medical offices are approved. Public water and city sewer are available to be connected to.

A handwritten signature in black ink, appearing to read "Kevin Elak".

Kevin Elak R.S.
Acting Director of Health

A handwritten signature in black ink, appearing to read "Jennifer Sparks".

Jennifer Sparks R.S.
Acting Public Health Manager

A handwritten signature in blue ink, appearing to read "Michelle Hansen".

Michelle Hansen B.S.
Public Health Sanitarian